

55 Whitelow Road, Chorlton Green, Manchester, M21 9HG



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming TWO BEDROOM garden fronted, end of terrace property situated in a highly popular residential location, off Beech Road in the heart of Chorlton Green.

Within walking distance to several local primary schools, close to the vibrant Beech Road with its array of café's, independent bars and restaurants. The Chorlton meadows and the nature reserve off Ivy Green Road are nearby and ideal for runs, walks and cycling along the river Mersey.

In brief, the well-planned accommodation consists of an entrance hall, a dining room with a bay window to the front aspect, through to a lounge to the rear and into the fully fitted kitchen, giving access to the rear enclosed garden and also into the useful chamber cellar.

To the first floor there is landing leading to two double bedrooms and a three-piece shower room.


The property benefits from stunning cast iron fireplaces and both a front and a rear private enclosed lawned garden with a paved patio area. Would suit a professional couple or a young family and early viewing is highly recommended.

£450,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		61	84
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: B



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